



**State Affairs Committee Testimony Liz Peetz**  
 June 6, 2020 – HB ~~1332-1410~~ SUPPORT/AMEND

Good morning members of the State Affairs Committee. My name is Liz Peetz and I'm here representing more than 26,000 members of the Colorado Association of REALTORS® statewide. We are strong advocates for affordable homeownership for all Coloradans. I ~~thank the bill sponsors for working with us ahead of introduction, and throughout the evolution of the on-coming combined Covid-19 Housing Relief bill incorporating aspects of HB-1322 on some aspects of the bill including government processing delays and credit checks. CAR is~~ urges you to support Amendments XXXXX that will make critical changes to the introduced version of the bill. I want to thank the bill sponsors for bringing such an important bill forward today that equally balances the needs of the tenant and the homeowner. We are in full support of HB20-1410. ~~in an amend position after all the work to improve the bill. But we have one remaining concern that prevents us from supporting the legislation.~~

~~That~~ We have one remaining concern with the bill that is very important to our organization and the mom and pop single family landlords that provide affordable housing options to several Coloradans. We respectfully submit that this new legislation should be consistent with the landlord tenant laws that this General Assembly passed last year and is now current Colorado statute. Last year this General Assembly vigorously negotiated, approved and signed into law language in HB19-1118 that an "exempt residential agreement" means a residential agreement leasing a single family home by a landlord who owns five or fewer single family rental homes..." We would support

~~maintaining the current statute language in HB20-1332 with the change to 5 or fewer units (See page 4, line 15).~~

We are encouraged to see over 19 million federal CARES Act dollars prioritized to keep people in their homes whether they rent or own a mortgage because when you are not able to be safer at home, it immediately impacts your health, your wellbeing, and your ability to provide for your family needs. The bill cleanly allocates federal dollars in a way that would allow a landlord or a tenant to utilize funds and ensures that several of our pressing housing needs are addressed as Covid-19 exacerbates the affordable housing problem that Colorado was facing before the pandemic. This financial assistance will help some of our most vulnerable Coloradans who do not have four walls, it will help our housing providers in our housing market economy so that we preserve and increase the amount of affordable housing available to Coloradans, and it will help the Coloradans who are in danger of losing their homes or their apartments due to lost income.

Additionally, the threshold of 100% AMI means that it will reach into our middle class essential civil servants who are out there on the frontlines for the rest of us during this pandemic. Moreover, as the federal government continues to work to address the significant problem of mortgage servicers having enough cash reserves to cover the mortgage forbearances allowed under the CARES Act (that could ultimately entail over 25% of mortgages in the country), legislation such as this is critical to help shore up Coloradans' abilities to stay in their homes and make mortgage payments because it will stave off a large foreclosure crisis.

~~Without this important additional change amendment, tThe Colorado Association of REALTORS® cannot is be in full support of this legislation. We ask that the bill sponsors please amend the bill to match current law so that we do not place several housing providers in jeopardy. We need these~~

~~important housing providers in our housing market economy so that we preserve and increase the amount of affordable housing available to Coloradans.~~ It is more important now than ever that we ~~do not limit~~ maintain the existing supply of affordable housing and work to improve the livelihoods of our citizens for the future when this pandemic is long gone. Thank you for your consideration.

~~Addendum—Background on the amendments being offered for credit checks and processing delays~~

~~**Processing Delays**—If there are processing delays by the federal government such as a government shutdown that we do not hold landlords responsible for factors that they cannot control in terms of their liability for processing a housing voucher. Existing HUD regulations do not go currently far enough to protect these landlords in cases of emergency when the federal government cannot function. Thank you for making this change to HB20-1322.~~

~~**Credit Checks**—A landlord who processes credit of a rental applicant should not be in violation of the source of income as a type of unfair housing practice if they treat all tenants equally. This request is critical to ensure that the way the bill is drafted does not sweep every housing provider into liability for litigation under the Fair Housing Act in situations outside of public housing assistance sector. Thank you for making this change to HB20-1322.~~